BOOK 9936 PG 335

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 56,900.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 31st day of January 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN A. PHILLIPS 1806 Boscobel Street Nashville, Tennessee 37206	MORTGAGE RESOURCES, INC. 404 BNA Drive #400 Nashville, Tennessee 37217	MAP 83-15 PARCEL 323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SIX THOUSAND NINE HUNDRED AND NO/100-- ($ 56,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, WINSTON F. DICKEY, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHN A. PHILLIPS, MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 56 on the Plan of Edgefield Land Company's First Subdivision as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 56 fronts 50.0 feet on the southerly margin of Boscobel Street (formerly Rothchild Avenue) and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Winston F. Dickey by deed from Peg Tolman of record in Book 7400, page 399, Register's Office for Davidson County, Tennessee.

4093 02/02 0101 03CHECK 219.53

0146724
IDENTIF. & REFERENCE

96 FEB -2 AM 10:03
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1806 Boscobel Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

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GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of January, 19 96.

Winston F. Dickey
WINSTON F. DICKEY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WINSTON F. DICKEY, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

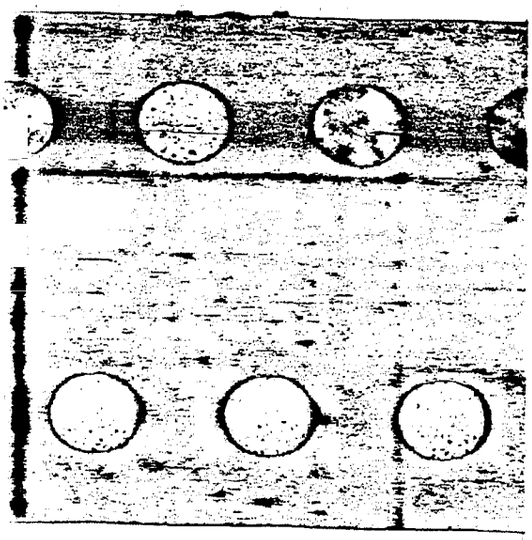
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

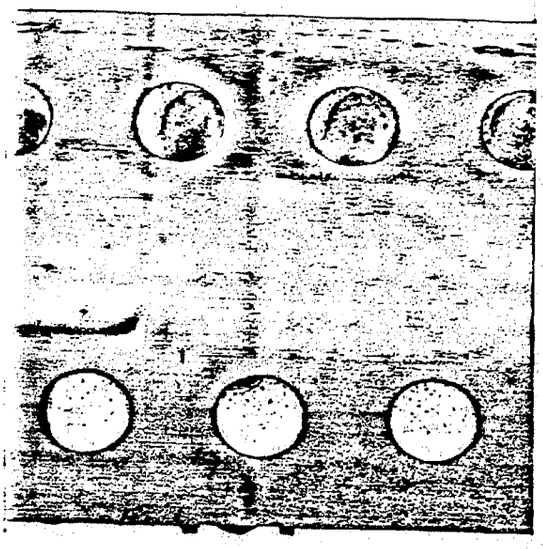
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ 9936 PG 337

BRDWR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	56900.00
CON TX	210.53
PRFEE	1.00
WDEED	8.00
TOTAL	219.53
CHECK	219.53

02/02/96 01 10:07 0001 4093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146724
IDENTIF. ↑ REFERENCE

96 FEB -2 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002329